

Total Building Area	61,458 SF
Land Area	2.74 Acres
Zoning	(IM) Industrial Manufacturing
Office / Finish	10,000 SF +/- Primary Office 5,200 SF +/- Climate controlled warehouse / showroom Substantial renovation completed in 2014. Original office area removed and replaced with 10,000 SF above standard office & 5,200 SF of climate controlled (warehouse height) showroom. A front entry access ramp was also added at this time.
Year Built	1970
Construction Type	Tiltup
Building Depth	231'
Columns	27'-8"(w) x 40'(d)
Clear Height (+/-)	21'
Sprinkler	Wet System
Power	3Phase - 240 Volt Service via pole mounted transformers at the northwest corner of the building. 1,800 amps total estimated based on labeling of switch gear 2,800 amps indicated on previous marketing material Service needs to be verified by an electrician
Loading	Primary loading area on east side (113 th Street) has 100' truck court serving (6) Dock-high doors & (1) Dock-high door with concrete ramp. There is (1) additional Dock-high door on the north side (-60' truck court).
Rail Service	Rail siding. No spur.
Car Parking	1/1000 ratio (approximate)
Submarket	Great Southwest Industrial District
Legal	Lot 37, GSID Community #2, 6 th Installment
County	Tarrant

525 113th Street
Arlington, TX 76011



